



COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE REVISED AGENDA AUGUST 19, 2010

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 A.M. LR	VARIANCE (PVAA 20100239) FISHER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Paul and Valarie Fisher for a Variance to allow for a south side setback of 22 feet from property line where 30 feet is required. The subject property, Assessor's Parcel Number 044-011-011 comprises approximately 1.5 acres, is located at 3158 Humphrey Road in the Loomis area, and is currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5- Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact, Leah Rosasco, can be reached at (530) 745-3091.
9:10 A.M. AF	MINOR USE PERMIT MODIFICATION AND VARIANCE (PMPM 20100230) CREEKSIDE CHURCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Creekside Church for approval of a Minor Use Permit Modification to reauthorize use of an existing office building as a Church. The request includes approval of a Variance to allow for operation of the church with 65 parking spaces where

	<p>161 spaces are required. The subject property, Assessor's Parcel Number 017-270-046, comprises approximately 3 acres, is located at 290 Technology Way in the Rocklin area, and is currently zoned INP-DC (Industrial Park, combining Design Corridor). The Zoning Administrator will also consider a finding for Categorical Exemption from CEQA in accordance with Section 18.36.030 and Section 18.36.070 (Class 1, Existing facilities and Class 5, Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301 and Section 15305). The Planning Department contact is Alex Fisch, who can be reached at (530) 745-3081.</p>
9:20 A.M. AF	<p>MINOR USE PERMIT AND VARIANCE (PMPB 20100227) AIRSOFT BATTLEGROUND CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Alex Potepalov for approval of a Minor Use Permit for a Airsoft Battlegrounds, which is classified as a Recreation and fitness center use. The request includes approval of a Variance to allow for improvement of 50 parking spaces without inclusion of landscape planter islands, which are required to be implemented at a ratio of one planter island per 10 parking spaces. The subject property, Assessor's Parcel Number 017-200-053, comprises approximately 11 acres, is located at 3735 Cincinnati Avenue in the Rocklin area, and is currently zoned INP-DC (Industrial Park, combining Design Corridor). The Zoning Administrator will also consider a finding for Categorical Exemption from CEQA in accordance with Section 18.36.030 and Section 18.36.070 (Class 1, Existing facilities and Class 5, Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301 and Section 15305). The Planning Department contact is Alex Fisch, who can be reached at (530) 745-3081.</p>
9:30 A.M. RS	<p>VARIANCE (PVAA 20100237) CHELSHIRE DOWNS SUBDIVISION MODIFICATION CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from R & S Estates, LLC for a Variance to a previous approval (entry gates 5 feet high at Chelshire Estates Court with 5'-8" high, combination pilaster/wall/tube steel fence) to allow for 9-foot high entry gates with walls up to 12-foot high within the entry area. The subject property, Assessor's Parcel Number 463-010-001 through 463-010-008 comprises approximately 22.3 acres, is located at the intersections of Eureka Road and Chelshire Estates Court in the Granite Bay area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact Roy Schaefer and can be reached at (530) 745-3061.</p>
9:40 A.M. RS	<p>MINOR USE PERMIT (PMPC 20100218) DAVIS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Rick Annigoni on behalf of Kathleen Davis, for a Minor Use Permit to allow a hardship temporary dwelling on the site. The subject property, Assessor's Parcel Number 032-091-020 comprises approximately 9.3 acres, is located at 2740 Humphrey Road in the Loomis area, and is currently zoned RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050, Class 3 – New construction or conversion of small structures - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.</p>

<p>9:50 A.M. LC</p>	<p>CONDITIONAL USE PERMIT MODIFICATION (PCPM 20100219) ANEST CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (ROCKHOLM) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Terry Anest, for a Conditional Use Permit Modification to reduce the setback requirement of 10-feet from the property line to 6-feet from the property line in order to construct a detached garage. The subject property, Assessor's Parcel Number 029-220-025 comprises approximately 1/2 acre, is located at 3900 Stoneleigh Court in the Roseville area, and is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft and a Planned Development of 1 dwelling unit per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050(E) Class 3 – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>10:00 A.M. LC</p>	<p>CONDITIONAL USE PERMIT MODIFICATION (PCPM 20100213) HICKS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (ROCKHOLM) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Warren and Melva Hicks, for a Conditional Use Permit Modification to reduce the side setback requirement of 15-feet to 11-feet in order to construct an attached patio cover. The subject property, Assessor's Parcel Number 029-010-002 comprises approximately 0.7 acre, is located at 4090 White Mill Crescent Road in the Roseville area, and is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft and a Planned Development of 1 dwelling unit per acre). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050(E) Class 3 – New Construction - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303). The Planning Department contact Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>10:10 A.M. AF</p>	<p>MINOR USE PERMIT MODIFICATION/VARIANCE (PMPM 20100226) SELBY'S SOIL MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Selby's Soil and Erosion Control Company for approval of a Minor Use Permit Modification to convert an existing caretaker residence to office space and to demolish a building previously approved for conversion to office space. The request includes approval of a Variance to allow for construction of parking spaces and drive aisles with a maximum slope of seven percent and eleven percent, respectively, where a maximum slope of six percent is allowed. The subject property, Assessor's Parcel Number 040-320-005, comprises 1.8 acres, is located at 150 Lozanos Road in the Newcastle area, and is currently zoned IN-DC (Industrial, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding that no additional environmental review is required because substantial changes to the project or the circumstances under which the project will be undertaken have not occurred, and no new information of substantial importance has been introduced into the record (Placer County Environmental Review Ordinance 18.20.100 - Public Resources Code section 21166 and CEQA Guidelines Section 15162). The Planning Department contact is Alex Fisch, who can be reached at (530) 745-3081.</p>
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	

10:20 A.M	CERTIFICATE OF COMPLIANCE (PCOC 20100197) FOGARTY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) County review of the history of Assessor's Parcel Numbers 019-130-010; 019-130-011; 019-260-001 and 019-280-007 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcels are zoned F-B-X-80 (Farm, combining minimum Building Site of 80 acres) and are located at 5601 W. Riosa Road in the Sheridan area.
CONSENT ITEM	
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20100223) SELF CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Minor Boundary Line Adjustment on Assessor's Parcel Number 468-040-012 to reconfigure parcels. Subject parcels are zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq ft) and are located at 3630 Allison Drive in the Roseville area.